HOUSING MARKET INFORMATION

# RENTAL MARKET REPORT

## St. Catharines-Niagara CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017

**The overall vacancy rate*...**

DECREASED to

**1.5%**

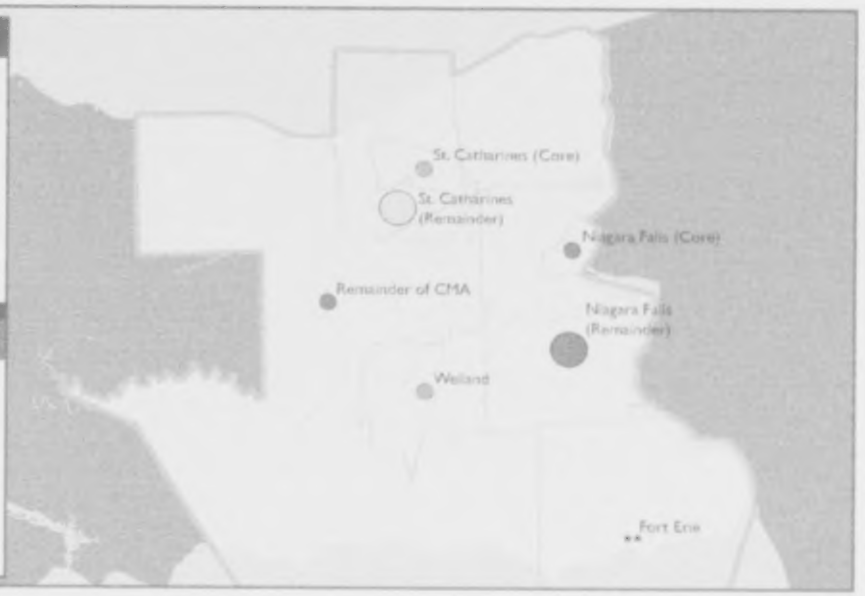
- Below CMA
- Similar to CMA
- Above CMA

**The average rent is*...**

**$931**

UP by 2.5%

- Below CMA
- Similar to CMA
- Above CMA




**PRIMARY RENTAL MARKET** *(by bedroom type)*

| Bachelor | One bedroom | Two bedroom | Three or more bedrooms |
|---|---|---|---|
| ** | 1.4% | 1.6% | 0.9% |
| Vacancy Rate | Vacancy Rate | Vacancy Rate | Vacancy Rate |
| $642 Avg. Rent | $822 Avg. Rent | $993 Avg. Rent | $1,141 Avg. Rent |

"Strongest growth in rental demand since 2009 pushed the vacancy rate down for fourth consecutive year."

**Edward Heese**
*Principal, Market Analysis, CMHC*

*CMHC collects data on the primary and secondary rental market annually in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Canada

CMHC SCHL

## Key findings

- Tightest market since 1989
- Demand driven up by immigrants and international students.
- Despite a tighter market, growth in average rent slowed.

## Unusually Tight Market

A fourth consecutive annual decline brought the vacancy[1] rate down to 1.5%, the lowest since 1989. Supply was up only about 0.6%, because permanent removal of units offset much of the new units added to the survey. Demand, as measured by the number of occupied units, was up by a much stronger 1.4%, leading to the drop in the vacancy rate.

## Newcomers Drive Up Demand

Growth in demand was the strongest since 2009. The key factors contributing to the increase in demand this year were the 9% growth in the number of immigrants[2] to the region and about more international students since the 2016 survey.

The rising cost of ownership, which increased by 16% in 12 months before the 2016 survey, had already slowed the movement out of rental since fewer renters were transitioning to homeownership. The number of tenants moving to homeownership in 2017 remained low since the cost of ownership increased another 25%, well above the growth in rents

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or incomes in the same period. However, the market for rental townhouses tightened considerably, suggesting that families which needed more space were turning to the rental market rather than ownership.

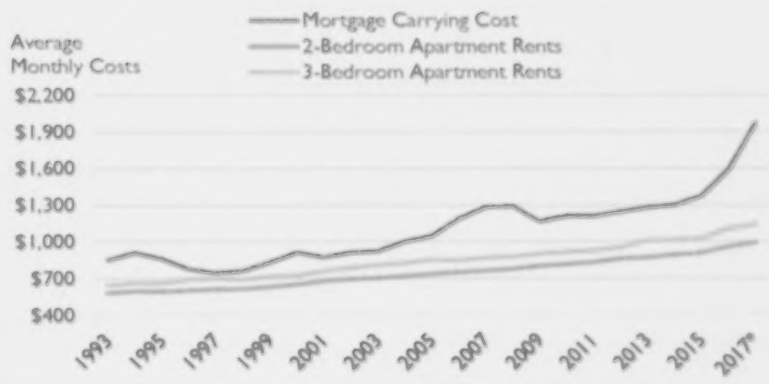
The 15-24 age group, which has a high likelihood of renting if they have left their parents' home, likely did not add much to rental demand this year. The population in this group declined somewhat and the number with full-time jobs, which would give them the income to form an independent household, declined as well. Among those 15-24 year olds that rent, the 2016 Census showed that fewer live as couples and more share apartments with friends, likely shifting demand from one to two-bedroom apartments.

## Supply Growth Limited By Offsetting Removals

Builders completed 166 new rental apartments, but only 144[3] units were added to primary market, implying there was an increase in non-market[4] apartments. After accounting for removals and reinstatements (usually for renovation) and permanent removals (usually due to conversion

Figure 1

**Cost of Owning vs. Renting Increased Again**




Source: CMHC, adapted from Bank of Canada, CMHC and CREA
*The mortgage carrying cost for 2017 is based on the average MLS® price as of Q3.
Mortgage carrying costs are calculated on the average MLS® price, a 10% down payment, the posted fixed five-year mortgage rate and a 25-year amortization period.
MLS® is a registered trademark of the Canadian Real Estate Association (CREA)

[1] Based on privately initiated rental apartment structures of three or more units.
[2] http://open.canada.ca/data/en/dataset/f7e5498e-0ad8-4417-85c9-9b8aff9b9eda
[3] The cut-off date to include new units in the RMS is June 30.
[4] For example, publicly initiated or non-profit assisted housing

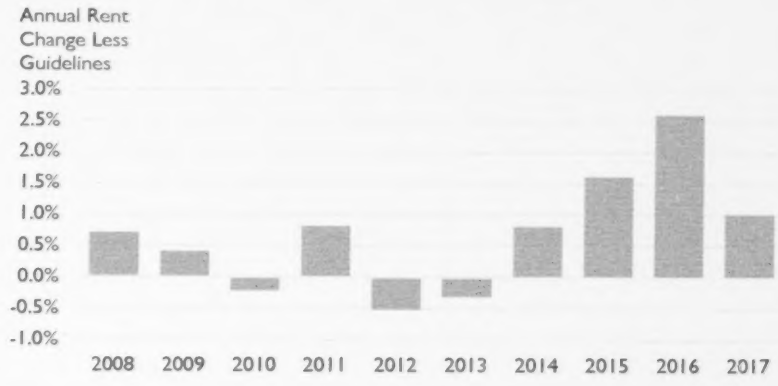
to other uses (e.g. condominiums) or demolition), supply increased by 103 apartments or about 0.6%. Removals have offset additions in many years, and the universe in 2017 was not quite back to where it had been in 2006. The replacement of older units with new units is renewing the stock, but it is a slow process. More than 94% of rental apartments in St. Catharines-Niagara were built before 1990.

## Smaller Rent[5] Increases

Although the market tightened considerably, the rate of increase in rents in structures common to the survey in both 2016 and 2017 slowed from 4.4% to 2.5%. This was the sharpest deceleration among the 16 major markets in Ontario. In October 2016, average rent growth in St. Catharines-Niagara was the second fastest among Ontario's 15[6] major markets, behind only Hamilton. The slower rent growth reflected in part rents growing above guideline amounts over most of the post-recession period and rents being better aligned with achievable market levels by 2017. The smaller allowable increase as per the Ontario rent guideline[7] also contributed to a more modest increase in rents in 2017.

Figure 2

**Rent Increases Continue to Exceed Guideline (Two Bedroom Apartment)**

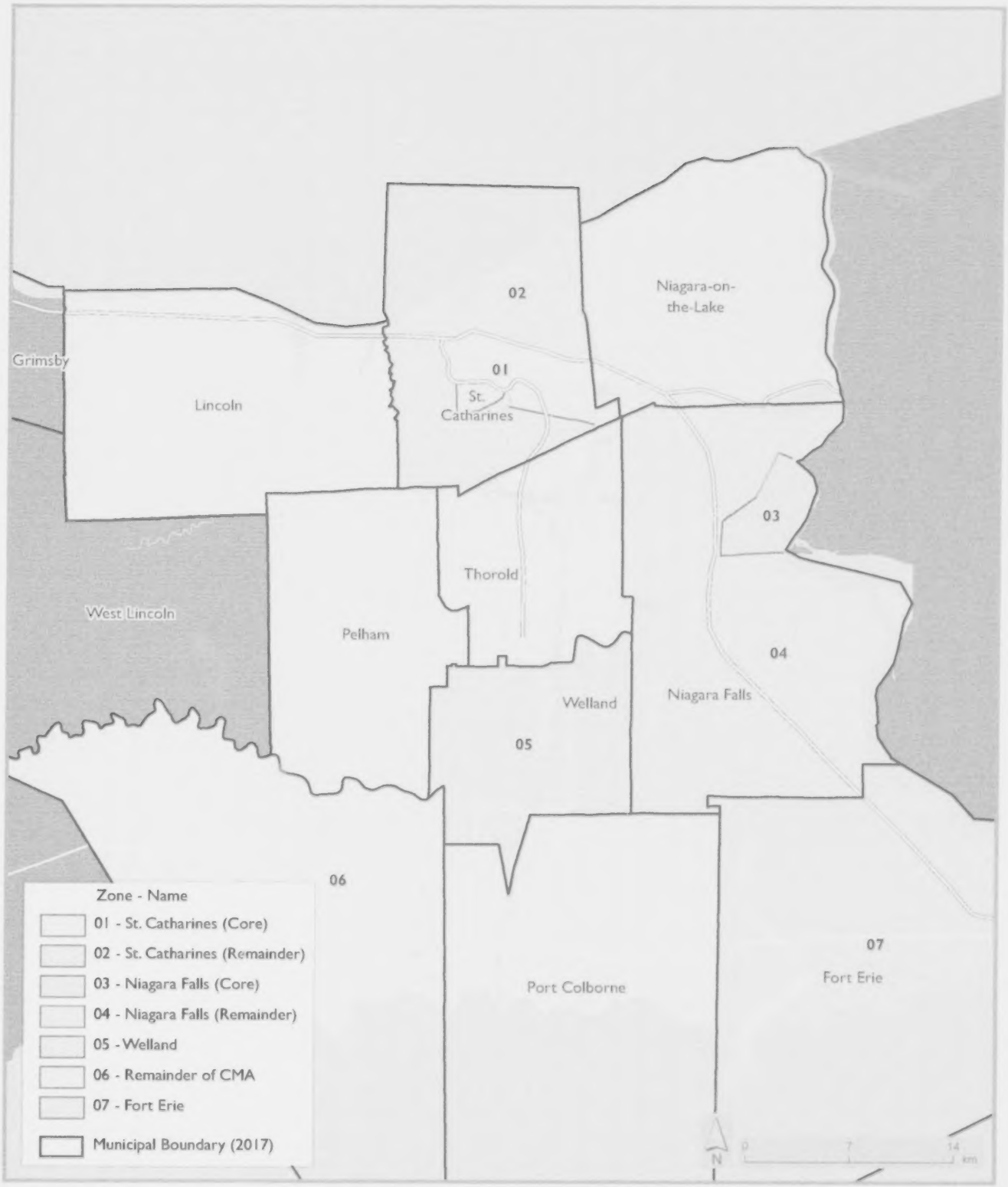



Source: CMHC, adapted from CMHC (Rental Market Survey) and MMAH

[5] When comparing year over year average rents, the age of the building needs to be taken into consideration because rents in newly built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2016 and 2017 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

[6] Belleville was classified as a major market (i.e., a CMA) following the 2016 Census.

[7] https://www.ontario.ca/page/rent-increase-guideline


02
Niagara-on-the-Lake
Grimsby
01
St. Catharines
Lincoln
03
Thorold
West Lincoln
Pelham
04
Welland
Niagara Falls
05
06
Zone - Name
01 - St. Catharines (Core)
02 - St. Catharines (Remainder)
03 - Niagara Falls (Core)
04 - Niagara Falls (Remainder)
05 - Welland
06 - Remainder of CMA
07 - Fort Erie
Municipal Boundary (2017)
Port Colborne
07
Fort Erie
N
0
7
14
km

| RMS ZONE DESCRIPTIONS - ST. CATHARINES-NIAGARA CMA | |
|---|---|
| Zone 1 | **St. Catharines (Core)** |
| Zone 2 | **St. Catharines (Remainder)** |
| **Zones 1-2** | **St. Catharines City** |
| Zone 3 | **Niagara Falls (Core)** |
| Zone 4 | **Niagara Falls (Remainder)** |
| **Zones 3-4** | **Niagara Falls City** |
| Zone 5 | **Welland** |
| Zone 6 | **Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham** |
| Zone 7 | **Fort Erie** |
| **Zones 1-7** | **St. Catharines-Niagara CMA** |

# RENTAL MARKET REPORT TABLES

## Available in ALL Rental Market Reports

**Private Apartment Data:**

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.2.3 Turnover Rates (%) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.3.3 Vacancy Rates (%) by Structure Size and Zone
1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

## Available in SELECTED Rental Market Reports

**Private Row (Townhouse) Data:**

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

**Private Apartment and Row (Townhouse) Data:**

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

## Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

**Rental Condominium Apartment Data**

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

| 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | ** | ** | 2.9 | 2.0 | 3.3 | 1.0 | ** | ** | 3.1 | 1.6 |
| Zone 2 | ** | ** | 1.5 | 0.4 | 1.8 | 1.0 | 2.2 | 0.8 | 2.0 | 0.8 |
| St. Catharines (Zones 1-2) | ** | 1.5 | 2.2 | 1.2 | 2.3 | 1.0 | 2.2 | 1.0 | 2.4 | 1.1 |
| Zone 3 | 0.0 | 0.0 | 4.4 | ** | 1.5 | 2.8 | ** | 0.0 | 2.5 | 2.5 |
| Zone 4 | 0.0 | 0.0 | ** | ** | 1.9 | 2.5 | ** | 0.0 | 2.0 | 1.9 |
| Niagara Falls (Zones 3-4) | 0.0 | 0.0 | 3.6 | 1.8 | 1.7 | 2.7 | ** | 0.0 | 2.3 | 2.2 |
| Zone 5 | 0.0 | ** | 0.4 | 1.4 | 2.2 | ** | 0.5 | 0.0 | 1.4 | 1.4 |
| Zone 6 | 0.0 | 0.0 | 2.3 | ** | 2.4 | 2.3 | 0.0 | ** | 2.2 | 1.9 |
| Zone 7 | ** | ** | 2.0 | ** | 0.5 | 0.3 | ** | ** | 0.9 | ** |
| **St. Catharines-Niagara CMA** | ** | ** | 2.2 | 1.4 | 2.1 | 1.6 | 1.5 | 0.9 | 2.2 | 1.5 |

| 1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type St. Catharines-Niagara CMA | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | 616 | 617 | 792 | 828 | 970 | 1,028 | 1,072 | 1,075 | 873 | 911 |
| Zone 2 | 716 | 742 | 868 | 900 | 1,031 | 1,081 | 1,249 | 1,270 | 987 | 1,032 |
| St. Catharines (Zones 1-2) | 661 | 661 | 831 | 865 | 1,008 | 1,061 | 1,222 | 1,241 | 942 | 982 |
| Zone 3 | 561 | 586 | 755 | 787 | 900 | 921 | 1,082 | 1,123 | 847 | 876 |
| Zone 4 | 572 | 617 | 910 | 852 | 1,003 | 1,028 | 970 | 1,136 | 970 | 983 |
| Niagara Falls (Zones 3-4) | 566 | 599 | 809 | 811 | 945 | 966 | 1,014 | 1,133 | 898 | 921 |
| Zone 5 | 625 | 606 | 757 | 772 | 915 | 912 | 980 | 968 | 867 | 861 |
| Zone 6 | 559 | 589 | 703 | 727 | 858 | 902 | 1,021 | 1,034 | 810 | 834 |
| Zone 7 | ** | ** | 723 | 743 | 886 | 906 | ** | ** | 837 | 858 |
| **St. Catharines-Niagara CMA** | **634** | **642** | **802** | **822** | **958** | **993** | **1,105** | **1,141** | **904** | **931** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | 195 | 194 | 1,488 | 1,481 | 1,412 | 1,384 | 114 | 233 | 3,209 | 3,292 |
| Zone 2 | 108 | 112 | 1,581 | 1,588 | 2,604 | 2,589 | 488 | 472 | 4,781 | 4,761 |
| St. Catharines (Zones 1-2) | 303 | 306 | 3,069 | 3,069 | 4,016 | 3,973 | 602 | 705 | 7,990 | 8,053 |
| Zone 3 | 62 | 62 | 669 | 654 | 1,066 | 1,080 | 63 | 65 | 1,860 | 1,861 |
| Zone 4 | 18 | 18 | 292 | 293 | 865 | 868 | 130 | 132 | 1,305 | 1,311 |
| Niagara Falls (Zones 3-4) | 80 | 80 | 961 | 947 | 1,931 | 1,948 | 193 | 197 | 3,165 | 3,172 |
| Zone 5 | 57 | 59 | 1,004 | 1,001 | 1,373 | 1,384 | 281 | 282 | 2,715 | 2,726 |
| Zone 6 | 36 | 36 | 509 | 517 | 897 | 910 | 104 | 105 | 1,546 | 1,568 |
| Zone 7 | 11 | 11 | 175 | 175 | 283 | 283 | 27 | 27 | 496 | 496 |
| **St. Catharines-Niagara CMA** | **487** | **492** | **5,718** | **5,709** | **8,500** | **8,498** | **1,207** | **1,316** | **15,912** | **16,015** |

## 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | ** | ** | 3.6 | 3.2 | 4.3 | 2.0 | ** | ** | 4.1 | 2.7 |
| Zone 2 | ** | 4.3 | 3.4 | 1.7 | 3.7 | 2.9 | 2.6 | 3.2 | 3.8 | 2.6 |
| St. Catharines (Zones 1-2) | ** | 4.1 | 3.5 | 2.4 | 3.9 | 2.6 | 2.6 | 3.1 | 3.9 | 2.6 |
| Zone 3 | 0.0 | 0.0 | 4.7 | 2.9 | 2.9 | 3.3 | ** | 0.0 | 3.5 | 3.0 |
| Zone 4 | 0.0 | 0.0 | ** | ** | 2.9 | 3.5 | ** | ** | 3.2 | 3.1 |
| Niagara Falls (Zones 3-4) | 0.0 | 0.0 | 4.5 | 2.9 | 2.9 | 3.3 | ** | ** | 3.4 | 3.0 |
| Zone 5 | 0.0 | ** | 2.3 | 2.7 | 3.5 | 2.4 | 1.3 | 0.0 | 2.7 | 2.5 |
| Zone 6 | 0.0 | ** | 2.3 | ** | 2.8 | 2.3 | 0.0 | ** | 2.5 | 2.4 |
| Zone 7 | ** | ** | 4.7 | ** | 1.7 | 1.3 | ** | ** | 2.9 | 3.4 |
| **St. Catharines-Niagara CMA** | ** | **4.6** | **3.4** | **2.7** | **3.4** | **2.6** | **2.2** | **2.2** | **3.4** | **2.7** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 |
| Zone 1 | 2.5 | 1.4 | 3.7 | 3.3 | 3.7 | 3.4 | ** | ++ | 3.6 | 3.3 |
| Zone 2 | ** | ++ | 3.9 | 3.2 | 4.2 | 2.8 | 4.2 | ** | 4.1 | 2.6 |
| St. Catharines (Zones 1-2) | ** | ++ | 3.8 | 3.2 | 4.0 | 3.1 | 4.4 | ** | 3.9 | 2.9 |
| Zone 3 | ++ | ++ | 4.1 | 2.5 | 2.0 | 3.4 | ++ | 3.8 | 2.1 | 3.4 |
| Zone 4 | ** | ++ | ** | ++ | ** | ++ | ++ | ++ | ** | ++ |
| Niagara Falls (Zones 3-4) | ** | ++ | ** | 1.1 | 4.3 | 1.9 | ++ | ** | 4.1 | 1.9 |
| Zone 5 | ++ | ** | ** | ++ | ** | ++ | 10.0 | ++ | ** | ++ |
| Zone 6 | ++ | ** | 2.2 | 3.9 | 1.7 | 2.8 | ++ | 4.2 | 1.7 | 3.2 |
| Zone 7 | ** | ** | 4.1 | 3.5 | 5.3 | 1.9 | ** | ** | 5.2 | 2.5 |
| **St. Catharines-Niagara CMA** | **5.4** | **++** | **4.7** | **2.7** | **4.6** | **2.5** | **5.1** | **2.4** | **4.4** | **2.5** |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

## 1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | ** | ** | ** | 20.7 | ** | 23.2 | ** | ** | ** | 21.2 |
| Zone 2 | ** | ** | 13.4 | ** | ** | ** | ** | ** | ** | ** |
| St. Catharines (Zones 1-2) | ** | ** | 16.6 | 21.9 | ** | 21.1 | ** | ** | ** | 21.4 |
| Zone 3 | ** | 0.0 | ** | ** | 16.4 | ** | ** | 0.0 | 17.8 | 16.6 |
| Zone 4 | 0.0 | ** | ** | ** | ** | ** | ** | ** | 19.2 | ** |
| Niagara Falls (Zones 3-4) | ** | ** | ** | ** | 16.5 | ** | ** | ** | 18.3 | 18.4 |
| Zone 5 | ** | ** | 15.9 | ** | 17.1 | ** | ** | ** | 17.1 | ** |
| Zone 6 | ** | ** | 19.1 | 12.6 | 12.1 | 12.3 | ** | ** | 14.4 | 13.3 |
| Zone 7 | ** | ** | 10.6 | ** | ** | 16.7 | ** | ** | 5.8 | 14.0 |
| **St. Catharines-Niagara CMA** | **** | **** | **17.3** | **20.4** | **15.2** | **21.9** | **** | **25.5** | **16.4** | **21.6** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type St. Catharines-Niagara CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| **St. Catharines-Niagara CMA** | | | | | | | | | | |
| Pre 1940 | ** | 0.0 | ** | 0.7 | ** | ** | ** | ** | ** | ** |
| 1940 - 1959 | 0.0 | 0.0 | 3.2 | ** | 2.2 | ** | 0.0 | 0.0 | 2.4 | ** |
| 1960 - 1974 | ** | ** | 1.8 | 1.7 | 2.0 | 1.4 | 2.6 | 1.2 | 2.1 | 1.5 |
| 1975 - 1989 | ** | ** | 1.0 | 1.4 | 1.8 | 1.2 | 0.9 | 0.2 | 1.5 | 1.2 |
| 1990 - 2004 | ** | ** | ** | 0.8 | ** | 1.2 | ** | ** | 1.6 | 1.0 |
| 2005+ | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Total | ** | ** | 2.2 | 1.4 | 2.1 | 1.6 | 1.5 | 0.9 | 2.2 | 1.5 |

## 1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type St. Catharines-Niagara CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| **St. Catharines-Niagara CMA** | | | | | | | | | | |
| Pre 1940 | 573 | 572 | 701 | 697 | 829 | 872 | 878 | 958 | 751 | 766 |
| 1940 - 1959 | 593 | 579 | 744 | 727 | 855 | 834 | 1,020 | 1,092 | 810 | 790 |
| 1960 - 1974 | 679 | 665 | 806 | 832 | 953 | 989 | 1,152 | 1,163 | 908 | 934 |
| 1975 - 1989 | 675 | 708 | 860 | 893 | 992 | 1,043 | 1,085 | 1,125 | 953 | 995 |
| 1990 - 2004 | 555 | 528 | 772 | 800 | 1,028 | 1,032 | ** | ** | 938 | 942 |
| 2005+ | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Total | 634 | 642 | 802 | 822 | 958 | 993 | 1,105 | 1,141 | 904 | 931 |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type St. Catharines-Niagara CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| **St. Catharines-Niagara CMA** | | | | | | | | | | |
| Pre 1940 | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| 1940 - 1959 | ** | ** | ** | 22.4 | 11.8 | ** | ** | ** | 15.4 | 21.2 |
| 1960 - 1974 | ** | ** | 15.2 | ** | 10.6 | ** | ** | ** | 12.5 | 21.1 |
| 1975 - 1989 | ** | ** | ** | ** | ** | 25.0 | ** | ** | ** | 22.8 |
| 1990 - 2004 | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| 2005+ | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Total | ** | ** | 17.3 | 20.4 | 15.2 | 21.9 | ** | 25.5 | 16.4 | 21.6 |

## 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type St. Catharines-Niagara CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| **St. Catharines-Niagara CMA** | | | | | | | | | | |
| 3 to 5 Units | 0.0 | ** | 3.7 | ** | 3.8 | ** | ** | ** | 3.2 | ** |
| 6 to 19 Units | ** | ** | 2.6 | 2.0 | 2.7 | 2.0 | 0.0 | 0.0 | 2.8 | 2.1 |
| 20 to 49 Units | ** | ** | 0.9 | 0.8 | 1.1 | 0.9 | ** | 0.0 | 1.1 | 0.9 |
| 50 to 99 Units | 0.0 | 0.0 | 2.0 | 0.7 | 1.2 | 0.7 | 1.1 | 1.1 | 1.5 | 0.7 |
| 100+ Units | 7.8 | 1.3 | 1.7 | 1.5 | 2.8 | 1.9 | 2.3 | 1.4 | 2.5 | 1.7 |
| Total | ** | ** | 2.2 | 1.4 | 2.1 | 1.6 | 1.5 | 0.9 | 2.2 | 1.5 |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type St. Catharines-Niagara CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| **St. Catharines-Niagara CMA** | | | | | | | | | | |
| 3 to 5 Units | 548 | 529 | 640 | 661 | 737 | 783 | 880 | 941 | 712 | 745 |
| 6 to 19 Units | 585 | 609 | 719 | 738 | 855 | 878 | 1,027 | 1,059 | 795 | 814 |
| 20 to 49 Units | 701 | 632 | 855 | 880 | 960 | 997 | 1,112 | 1,153 | 932 | 957 |
| 50 to 99 Units | 784 | 810 | 903 | 922 | 1,099 | 1,130 | 1,319 | 1,289 | 1,042 | 1,066 |
| 100+ Units | 704 | 746 | 875 | 900 | 1,015 | 1,060 | 1,209 | 1,240 | 974 | 1,012 |
| Total | 634 | 642 | 802 | 822 | 958 | 993 | 1,105 | 1,141 | 904 | 931 |

## 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone St. Catharines-Niagara CMA

| Zone | 3-5 | | 6-19 | | 20-49 | | 50-99 | | 100+ | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | ** | ** | ** | ** | 1.6 | 0.6 | 2.5 | 0.5 | 6.9 | 4.2 |
| Zone 2 | ** | 0.0 | 4.4 | 0.7 | 0.0 | 0.6 | 1.7 | 0.3 | 2.1 | 1.3 |
| **St. Catharines (Zones 1-2)** | ** | ** | 2.9 | 0.8 | 0.9 | 0.6 | 1.9 | 0.4 | 3.1 | 1.9 |
| Zone 3 | ** | ** | 3.8 | ** | ** | 0.6 | 1.6 | 2.0 | - | - |
| Zone 4 | ** | ** | ** | ** | ** | 1.9 | 0.4 | 0.4 | - | - |
| **Niagara Falls (Zones 3-4)** | 5.7 | ** | 3.5 | 2.6 | 0.5 | 1.5 | 1.2 | 1.5 | - | - |
| Zone 5 | ** | ** | 3.5 | ** | ** | 0.5 | ** | 0.2 | 0.5 | 0.9 |
| Zone 6 | 5.4 | ** | ** | ** | 1.4 | 0.5 | ** | ** | - | - |
| Zone 7 | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| **St. Catharines-Niagara CMA** | **3.2** | ** | **2.8** | **2.1** | **1.1** | **0.9** | **1.5** | **0.7** | **2.5** | **1.7** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type St. Catharines-Niagara CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| **St. Catharines-Niagara CMA** | | | | | | | | | | |
| 3 to 5 Units | ** | ** | ** | ** | ** | ** | ** | ** | 17.9 | 19.0 |
| 6 to 19 Units | ** | ** | 21.2 | 17.9 | 16.9 | 20.0 | ** | ** | 18.9 | 19.3 |
| 20 to 49 Units | ** | ** | 13.8 | 11.1 | 14.3 | ** | ** | ** | 14.1 | 14.9 |
| 50 to 99 Units | ** | ** | 15.9 | ** | ** | ** | ** | ** | 14.5 | ** |
| 100+ Units | ** | ** | ** | ** | ** | ** | ** | ** | ** | 27.0 |
| Total | ** | ** | 17.3 | 20.4 | 15.2 | 21.9 | ** | 25.5 | 16.4 | 21.6 |

## 1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type St. Catharines-Niagara CMA

| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| **St. Catharines-Niagara CMA** | | | | | | | | | | |
| LT $650 | ** | ** | ** | ** | ** | ** | ** | ** | 2.9 | ** |
| $650 - $774 | ** | ** | 2.8 | 1.4 | 3.6 | ** | ** | 0.0 | 3.5 | 1.8 |
| $775 - $874 | ** | 0.0 | 2.7 | 1.4 | 3.0 | 2.2 | ** | 0.0 | 2.8 | 1.7 |
| $875 - $999 | ** | ** | 0.4 | 1.2 | 2.4 | 1.3 | ** | 1.4 | 1.7 | 1.3 |
| $1000 - $1099 | ** | ** | ** | 0.8 | 0.5 | 0.5 | ** | ** | 1.0 | 0.8 |
| $1100+ | ** | ** | ** | 1.2 | 0.5 | 1.5 | 0.5 | 0.4 | 0.8 | 1.3 |
| Total | ** | ** | 2.2 | 1.4 | 2.1 | 1.6 | 1.5 | 0.9 | 2.2 | 1.5 |

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 2 | - | - | - | - | ** | 0.0 | 2.5 | 0.0 | 3.1 | 0.0 |
| St. Catharines (Zones 1-2) | - | - | - | - | ** | 0.0 | 2.3 | ** | 2.9 | ** |
| Zone 3 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 4 | ** | ** | ** | ** | ** | ** | ** | 2.2 | ** | 1.8 |
| Niagara Falls (Zones 3-4) | ** | ** | ** | ** | ** | ** | ** | 2.2 | 1.5 | 1.6 |
| Zone 5 | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 6 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 7 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| **St. Catharines-Niagara CMA** | ** | ** | ** | ** | **3.4** | **0.0** | **3.9** | **0.4** | **3.7** | **0.3** |

## 2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 2 | - | - | - | - | ** | ** | 965 | 1,046 | 934 | 1,024 |
| St. Catharines (Zones 1-2) | - | - | - | - | ** | ** | 987 | 1,069 | 949 | 1,038 |
| Zone 3 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 4 | ** | ** | ** | ** | ** | ** | ** | 1,078 | ** | 1,008 |
| Niagara Falls (Zones 3-4) | ** | ** | ** | ** | ** | ** | ** | 1,078 | 846 | 1,003 |
| Zone 5 | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 6 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 7 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| **St. Catharines-Niagara CMA** | ** | ** | ** | ** | **892** | **970** | **954** | **1,142** | **937** | **1,093** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 19 | 19 | 19 |
| Zone 2 | 0 | 0 | 0 | 0 | 118 | 127 | 189 | 181 | 307 | 308 |
| St. Catharines (Zones 1-2) | 0 | 0 | 0 | 0 | 118 | 127 | 208 | 200 | 326 | 327 |
| Zone 3 | 0 | 0 | 0 | 0 | 10 | 10 | 3 | 3 | 13 | 13 |
| Zone 4 | 1 | 1 | 10 | 10 | 23 | 23 | 93 | 96 | 127 | 130 |
| Niagara Falls (Zones 3-4) | 1 | 1 | 10 | 10 | 33 | 33 | 96 | 99 | 140 | 143 |
| Zone 5 | 0 | 0 | 8 | 8 | 18 | 21 | 175 | 186 | 201 | 215 |
| Zone 6 | 0 | 0 | 0 | 0 | 10 | 10 | 18 | 18 | 28 | 28 |
| Zone 7 | 0 | 0 | 0 | 0 | 8 | 8 | 16 | 16 | 24 | 24 |
| **St. Catharines-Niagara CMA** | **1** | **1** | **18** | **18** | **187** | **199** | **513** | **519** | **719** | **737** |

## 2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 2 | - | - | - | - | ** | 3.1 | 5.7 | 1.7 | 5.4 | 2.3 |
| St. Catharines (Zones 1-2) | - | - | - | - | ** | 3.1 | 6.3 | 1.5 | 5.8 | 2.1 |
| Zone 3 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 4 | ** | ** | ** | ** | ** | ** | ** | 2.2 | ** | 1.8 |
| Niagara Falls (Zones 3-4) | ** | ** | ** | ** | ** | ** | ** | 2.2 | 1.5 | 1.6 |
| Zone 5 | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 6 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 7 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| **St. Catharines-Niagara CMA** | ** | ** | ** | ** | 4.3 | 2.5 | ** | 0.9 | 5.8 | 1.3 |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 |
| Zone 1 | - | - | - | - | - | - | - | ** | - | ** |
| Zone 2 | - | - | - | - | ** | ** | 1.9 | 3.4 | 2.0 | 3.3 |
| St. Catharines (Zones 1-2) | - | - | - | - | ** | ** | 1.9 | 3.5 | 2.0 | 3.4 |
| Zone 3 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 4 | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Niagara Falls (Zones 3-4) | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 5 | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 6 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 7 | - | - | - | - | - | - | - | - | - | - |
| **St. Catharines-Niagara CMA** | ** | ** | ** | ** | 1.9 | 3.3 | 1.8 | 2.3 | 1.6 | 2.5 |

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

## 2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 2 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| St. Catharines (Zones 1-2) | - | - | - | - | ** | ** | ** | 6.0 | ** | ** |
| Zone 3 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 4 | ** | ** | ** | ** | ** | ** | ** | ** | ** | 5.6 |
| Niagara Falls (Zones 3-4) | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 5 | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 6 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 7 | - | - | - | - | ** | ** | ** | ** | ** | ** |
| **St. Catharines-Niagara CMA** | ** | ** | ** | ** | ** | 6.0 | ** | 12.5 | ** | 11.2 |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

### 3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | ** | ** | 2.9 | 2.0 | 3.3 | 1.0 | ** | ** | 3.1 | 1.6 |
| Zone 2 | ** | ** | 1.5 | 0.4 | 1.9 | 0.9 | 2.3 | 0.6 | 2.0 | 0.7 |
| St. Catharines (Zones 1-2) | ** | 1.5 | 2.2 | 1.2 | 2.4 | 1.0 | 2.2 | 0.8 | 2.5 | 1.1 |
| Zone 3 | 0.0 | 0.0 | 4.4 | ** | 1.5 | 2.8 | ** | 0.0 | 2.5 | 2.5 |
| Zone 4 | 0.0 | 0.0 | ** | ** | 1.9 | 2.4 | ** | 1.1 | 2.0 | 1.9 |
| Niagara Falls (Zones 3-4) | 0.0 | 0.0 | 3.6 | 1.8 | 1.7 | 2.6 | 2.2 | 1.0 | 2.3 | 2.2 |
| Zone 5 | 0.0 | ** | 0.4 | 1.4 | 2.2 | ** | 2.9 | 0.0 | 1.8 | 1.3 |
| Zone 6 | 0.0 | 0.0 | 2.3 | ** | 2.4 | 2.3 | 0.0 | ** | 2.2 | 1.9 |
| Zone 7 | ** | ** | 2.0 | ** | 0.5 | 0.3 | ** | ** | 0.9 | ** |
| **St. Catharines-Niagara CMA** | **** | **** | **2.2** | **1.4** | **2.1** | **1.6** | **2.3** | **0.7** | **2.2** | **1.4** |

### 3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | 616 | 617 | 792 | 828 | 970 | 1,028 | 1,099 | 1,111 | 875 | 913 |
| Zone 2 | 716 | 742 | 868 | 900 | 1,024 | 1,076 | 1,167 | 1,214 | 984 | 1,031 |
| St. Catharines (Zones 1-2) | 661 | 661 | 831 | 865 | 1,005 | 1,059 | 1,158 | 1,200 | 942 | 984 |
| Zone 3 | 561 | 586 | 755 | 787 | 900 | 921 | 1,082 | 1,123 | 847 | 877 |
| Zone 4 | 572 | 614 | 902 | 847 | 1,003 | 1,024 | 894 | 1,106 | 959 | 985 |
| Niagara Falls (Zones 3-4) | 566 | 598 | 807 | 810 | 945 | 965 | 924 | 1,108 | 896 | 924 |
| Zone 5 | 625 | 606 | 757 | 772 | 915 | 912 | 977 | 1,099 | 874 | 892 |
| Zone 6 | 559 | 589 | 703 | 727 | 858 | 902 | 1,014 | 1,028 | 813 | 837 |
| Zone 7 | ** | ** | 723 | 743 | 886 | 906 | ** | ** | 837 | 860 |
| **St. Catharines-Niagara CMA** | **634** | **642** | **801** | **822** | **957** | **992** | **1,053** | **1,141** | **906** | **938** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

### 3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | 195 | 194 | 1,488 | 1,481 | 1,412 | 1,384 | 133 | 252 | 3,228 | 3,311 |
| Zone 2 | 108 | 112 | 1,581 | 1,588 | 2,722 | 2,716 | 677 | 653 | 5,088 | 5,069 |
| St. Catharines (Zones 1-2) | 303 | 306 | 3,069 | 3,069 | 4,134 | 4,100 | 810 | 905 | 8,316 | 8,380 |
| Zone 3 | 62 | 62 | 669 | 654 | 1,076 | 1,090 | 66 | 68 | 1,873 | 1,874 |
| Zone 4 | 19 | 19 | 302 | 303 | 888 | 891 | 223 | 228 | 1,432 | 1,441 |
| Niagara Falls (Zones 3-4) | 81 | 81 | 971 | 957 | 1,964 | 1,981 | 289 | 296 | 3,305 | 3,315 |
| Zone 5 | 57 | 59 | 1,012 | 1,009 | 1,391 | 1,405 | 456 | 468 | 2,916 | 2,941 |
| Zone 6 | 36 | 36 | 509 | 517 | 907 | 920 | 122 | 123 | 1,574 | 1,596 |
| Zone 7 | 11 | 11 | 175 | 175 | 291 | 291 | 43 | 43 | 520 | 520 |
| **St. Catharines-Niagara CMA** | **488** | **493** | **5,736** | **5,727** | **8,687** | **8,697** | **1,720** | **1,835** | **16,631** | **16,752** |

### 3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | ** | ** | 3.6 | 3.2 | 4.3 | 2.0 | ** | ** | 4.1 | 2.7 |
| Zone 2 | ** | 4.3 | 3.4 | 1.7 | 3.8 | 2.9 | 3.5 | 2.8 | 3.9 | 2.5 |
| St. Catharines (Zones 1-2) | ** | 4.1 | 3.5 | 2.4 | 4.0 | 2.6 | 3.6 | 2.7 | 4.0 | 2.6 |
| Zone 3 | 0.0 | 0.0 | 4.7 | 2.9 | 2.9 | 3.2 | ** | 0.0 | 3.5 | 3.0 |
| Zone 4 | 0.0 | 0.0 | ** | ** | 2.9 | 3.4 | ** | 1.9 | 3.0 | 3.0 |
| Niagara Falls (Zones 3-4) | 0.0 | 0.0 | 4.5 | 2.9 | 2.9 | 3.3 | 2.2 | 1.6 | 3.3 | 3.0 |
| Zone 5 | 0.0 | ** | 2.3 | 2.7 | 3.5 | 2.4 | 4.4 | 0.0 | 3.2 | 2.3 |
| Zone 6 | 0.0 | ** | 2.3 | ** | 2.8 | 2.3 | 0.0 | ** | 2.5 | 2.4 |
| Zone 7 | ** | ** | 4.7 | ** | 1.7 | 1.3 | ** | ** | 2.9 | 3.2 |
| **St. Catharines-Niagara CMA** | **** | **4.5** | **3.4** | **2.7** | **3.4** | **2.6** | **3.5** | **1.8** | **3.5** | **2.6** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 |
| Zone 1 | 2.5 | 1.4 | 3.7 | 3.3 | 3.7 | 3.4 | ** | 1.3 | 3.6 | 3.3 |
| Zone 2 | ** | ++ | 3.9 | 3.2 | 4.0 | 2.8 | 3.9 | 3.5 | 3.9 | 2.7 |
| St. Catharines (Zones 1-2) | ** | ++ | 3.8 | 3.2 | 3.9 | 3.1 | 4.2 | 2.9 | 3.8 | 2.9 |
| Zone 3 | ++ | ++ | 4.1 | 2.5 | 2.0 | 3.4 | ++ | 3.8 | 2.1 | 3.5 |
| Zone 4 | ** | ++ | ** | ++ | ** | ++ | ++ | ++ | ** | ++ |
| Niagara Falls (Zones 3-4) | ** | ++ | 5.9 | 1.2 | 4.3 | 1.9 | ++ | 3.2 | 4.0 | 1.9 |
| Zone 5 | ++ | ** | ** | ++ | ** | ++ | ** | ++ | ** | ++ |
| Zone 6 | ++ | ** | 2.2 | 3.9 | 1.7 | 2.8 | ++ | 4.0 | 1.7 | 3.2 |
| Zone 7 | ** | ** | 4.1 | 3.5 | 5.3 | 1.9 | ** | ** | 5.2 | 2.5 |
| **St. Catharines-Niagara CMA** | **5.4** | **++** | **4.7** | **2.7** | **4.5** | **2.5** | **4.9** | **2.4** | **4.3** | **2.5** |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

## 3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Zone 1 | ** | ** | ** | 20.7 | ** | 23.2 | ** | ** | ** | 21.2 |
| Zone 2 | ** | ** | 13.4 | ** | ** | ** | ** | ** | ** | ** |
| St. Catharines (Zones 1-2) | ** | ** | 16.6 | 21.9 | ** | 20.8 | ** | ** | 16.4 | 20.8 |
| Zone 3 | ** | 0.0 | ** | ** | 16.4 | ** | ** | 0.0 | 17.8 | 16.6 |
| Zone 4 | 0.0 | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Niagara Falls (Zones 3-4) | ** | ** | ** | ** | 16.5 | ** | ** | ** | 18.5 | 17.9 |
| Zone 5 | ** | ** | 15.9 | ** | 17.1 | ** | ** | ** | 17.7 | ** |
| Zone 6 | ** | ** | 19.1 | 12.6 | 12.3 | 12.2 | ** | ** | 14.5 | 13.2 |
| Zone 7 | ** | ** | 10.6 | ** | ** | 16.7 | ** | ** | 5.8 | 13.4 |
| **St. Catharines-Niagara CMA** | **** | **** | **17.2** | **20.4** | **15.2** | **21.8** | **** | **21.2** | **16.5** | **21.1** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

# TECHNICAL NOTE:

*Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):*

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

# METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

# METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

# RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

## Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a — Excellent
b — Very good
c — Good
d — Fair (Use with Caution)
** — Poor — Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

**Sampling Fraction (%) range**

| Structures in Universe | (0,20]* | (20,40] | (40,60] | (60,80] | (80,100) |
|---|---|---|---|---|---|
| 3 – 10 | Poor | Poor | Poor | Poor | Poor |
| 11 – 20 | Poor | Fair | Fair | Fair | Good |
| 21 – 40 | Poor | Fair | Fair | Good | Very Good |
| 41 – 80 | Poor | Fair | Good | Good | Very Good |
| 81+ | Poor | Good | Good | Very Good | Very Good |

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

**Coefficient of Variation (CV) %**

| Vacancy Rate | 0 | (0,5] | (5,10] | (10,16.5] | (16.5,33.3] | (33.3,50] | 50+ |
|---|---|---|---|---|---|---|---|
| (0,0.75] | Excellent | Excellent | Excellent | Excellent | Excellent | V. Good | V. Good |
| (0.75,1.5] | Excellent | Excellent | Excellent | Excellent | Excellent | Fair | Poor |
| (1.5,3] | Excellent | Excellent | Excellent | V. Good | Good | Poor | Poor |
| (3,6] | Excellent | Excellent | V. Good | Good | Fair | Poor | Poor |
| (6,10] | Excellent | Excellent | V. Good | Good | Poor | Poor | Poor |
| (10,15] | Excellent | Excellent | Good | Fair | Poor | Poor | Poor |
| (15,30] | Excellent | Excellent | Fair | Poor | Poor | Poor | Poor |
| (30,100] | Excellent | Excellent | Poor | Poor | Poor | Poor | Poor |

### Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

### Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

**↑ indicates the year-over-year change is a statistically significant increase.**
**↓ indicates the year-over-year change is a statistically significant decrease.**
**– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.**

**Δ indicates that the change is statistically significant**

# DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Turnover:** A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

### Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 data is based on Statistics Canada's 2016 Census area definitions.

### Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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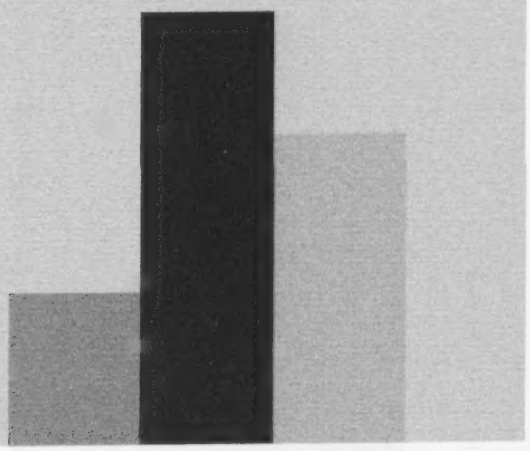

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